

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**

June 14, 2021  
City Council Chambers

The Special Meeting of the Historic Preservation Commission of the City of Woodstock was called to order by Chair Donovan Day at 7:00 PM on Monday, June 14, 2021.

**CALL TO ORDER / ROLL CALL:**

**COMMISSION MEMBERS PRESENT:** Marti Dejon, Tom Ellinghausen and Chair Donovan Day.

**COMMISSION MEMBERS ABSENT:** Jennifer Wegmann-Gabb and Erica Wilson.

**STAFF PRESENT:** City Planner Darrell Moore and Executive Assistant/ Chief Deputy City Clerk Jane Howie.

**OTHERS PRESENT:** Owners of Napoli Pizza, Shaun and Brigitte Baker and Contractor Tyler Hume.

**ACCEPTANCE OF MINUTES:**

Motion made by M. Dejon, second by T. Ellinghausen, to accept the May 24, 2021 Minutes. Ayes: M. Dejon, T. Ellinghausen and Chair D. Day. Nays: none. Abstentions: none. Absentees: J. Wegmann-Gabb and E. Wilson. Motion carried.

**PUBLIC COMMENT:** none.

**OLD BUSINESS**

- a. Woodstock Train Station – Certificate of Appropriateness

Motion made by T. Ellinghausen, second by M. Dejon, to table the Woodstock Train Station – Certificate of Appropriateness at a later time when all Commissioners are present. Ayes: M. Dejon, T. Ellinghausen and Chair D. Day. Nays: none. Abstentions: none. Absentees: J. Wegmann-Gabb and E. Wilson. Motion carried.

**NEW BUSINESS**

- a. 135 Washington Street – Certificate of Appropriateness for dining room addition

Contractor T. Hume explained his plans to build a 3-season room for additional dining at Napoli Pizza. Commissioners viewed photos of the specifics of roof, siding, and railings. In response to a question from T. Ellinghausen, T. Hume explained that most of the existing mansard roof on the Throop Street side will be taken off to allow for the proposed addition and its sloping metal roof. He continued on to say that the roofs will not be touching, but will be close in proximity.

There was some discussion about the sidewalk being higher than the floor of the addition. T. Hume explained that a trench footing will be poured along the sidewalk to make it larger and connected. In response to a question from M. Dejon, T. Hume said the room can be enclosed during the winter months, if they wish. T. Hume mentioned that the railing elevation will be the same on north side and west side and 6' x 6' solid cedar posts will be used.

D. Day thanked the Bakers for taking care of and updating the building and the site. T. Ellinghausen shared some concerns about the difficulty of adding the new roof. T. Hume said the remaining Mansard roof will hide part of the transition. In response to questions from D. Moore, T. Hume said they will use a transparent stain so that the cedar color will remain over the years. He explained that the laminated stain will protect the color and the wood going forward. T. Hume mentioned that they'll be matching the cedar posts to go along with the deck and the fence. The new black roof will be the same color as the existing roof, just a different material. It was noted that with this addition the restaurant will hold approximately 75 customers.

Ms. Baker said they will be adding flowers and landscaping pots. In response to concerns from T. Ellinghausen pertaining to the height of the railing, T. Hume said he could pour concrete higher on one side so that the wall itself is shorter. T. Hume said he'll work on this area to improve the appearance.

Motion by M. Dejon, second by T. Ellinghausen, to approve the Certificate of Appropriateness for the dining room addition at Napoli Pizza. Ayes: M. Dejon, T. Ellinghausen and Chair D. Day. Nays: none. Abstentions: none. Absentees: J. Wegmann-Gabb and E. Wilson. Motion carried.

#### **REPORTS AND DISCUSSION:**

D. Moore mentioned an upcoming webinar that Commissioners may be interested in attending.

There was a brief discussion about the possibility of having a local history museum in the Old Courthouse. T. Ellinghausen mentioned that the Friends of the Old Courthouse will be meeting with Library Director Nick Weber the next day in the hopes of getting space in the Old Courthouse for a museum. M. Dejon opined this is a fabulous idea, to share the importance of historic preservation. She added that this would support the Commission's agenda, as well. D. Day agreed that T. Ellinghausen's comments hit the mark, that Woodstock's historic district is a beautiful place. T. Ellinghausen said they'd like to arrange a tour for the Mayor and City Council, and possibly Commissioners, to teach them more about the Old Courthouse. T. Ellinghausen said he's heard that many people come to the Square on a Sunday and there's not a lot to do. But, if there was a museum in the Old Courthouse, this would provide something for families to do and provide an opportunity to learn more about Woodstock.

M. Dejon asked about the house on South Street with a boarded-up window. It was noted that this house is not in the historic district. D. Moore mentioned the boundaries of the historic district, which were created by a previous Commission, in the early 90s. In response to a question from M. Dejon, D. Moore said the boundaries are flexible and can be adjusted by City Council. D. Moore said a Public Hearing may be necessary, whether adding properties or removing properties from the historic district. D. Moore added that any historic district must be contiguous. T. Ellinghausen suggested having several historic zones, so that areas that are not contiguous but historic could still be included in the district. Further discussion ensued.

Commissioners agreed that the regular meeting on June 28<sup>th</sup> should be cancelled. T. Ellinghausen asked about the building next to Napoli Pizza, as it appears that construction has stalled. D. Moore said the project is still moving forward.

**FUTURE AGENDA ITEMS:** none.

**ADJOURNMENT:**

Motion made by M. Dejon, second by T. Ellinghausen to adjourn this Special Meeting of the Historic Preservation Commission. Ayes: M. Dejon, T. Ellinghausen and Chair D. Day. Nays: none. Abstentions: none. Absentees: J. Wegmann-Gabb and E. Wilson. Motion carried. Meeting adjourned at 7:55 PM.

Respectfully submitted,

Jane Howie  
Chief Deputy City Clerk